Prop. Haines

Mr. Steinmuller

Florence M. Goddard

January 6, 1949

I have your memo of December 29 asking about the file of correspondence regarding the sale of Haines property to the Government which you say was turned over to us on August 9, 1945. I am perfectly sure that these were returned long ago but have searched our files and find nothing there in the way of original agreements or your correspondence regarding same. We have copies only of your correspondence. I sincerely hope that you will be able to locate these.

Florence M. Goddard
Assistant in the Department
Educational and Medical Work

FMG:lhc

# INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Goddard
FROM J. M. Steinmuller
RE: Haines, Alaska

DATE Dec. 29, 1948

I find a note in my file to the effect that the entire file on sale of Haines property to the Government, with all original agreements, was turned over to you on Aug. 9, 1945. Will you please see that these papers are returned.

awm

J. M. Steinmuller

Department of
REC'D
JAN 3 1949
Educational and Medical Work

# INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

TO Miss Goddard
FROM A.W.McMurray
RE: Haines, Alaska

DATB Jan. 10, 1949

I am glad to say that the correspondence file relating to the property taken over by the Government in 1945 under condemnation proceedings has been located. The papers had been separated and placed in another file and the memo showing that these particular papers had been turned over to you was still in the old file, so it was assumed that they had not been returned. Sorry.

awm

A.W.McMurray

Department of
REC'D
JAN 11 1949
Educational and Medical Work

Department of
REC'D
JAN 26 1949
Educational and Medical Work

# MEMORANDUM

To Miss Gladfelter
From J. M. Steinmuller
Re: Haines, Alaska DATE January 25, 1949

I have received from the Clerk of the City of Haines a map of the proposed extension of Third Avenue south through the Board's property in that city. The map indicates a right-of-way in a straight line 75 feet wide in extension of Third Avenue from Main Street to the Haines Cut-off Highway. I have also received a letter from the City Clerk requesting an easement deed from the Board for the purpose of said extension. The City also requests an easement for drainage purposes.

I should appreciate it if you could spend a few moments to look at this map and decide how far the Board should go in cooperation with the City concerning this new construction work. The City of Haines is anxious to have this work completed in 1949.

JMS/awm

J. M. Steinmuller

# Haines House

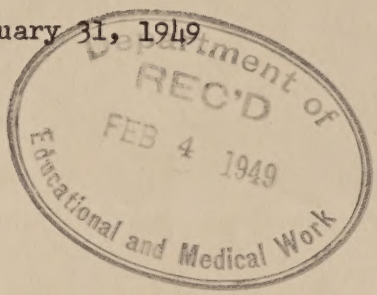
Haines, Alaska

Owned and operated by

Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive


January 31, 1949




Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Mr. Ira Powell, the Mayor, asked me this morning if I knew anything further about plans for our property, and I told him that all I knew was that Mr. Tribus had said he would be up here sometime this spring. Then he spoke about the extension of Third Ave. to the Hiway, and said that it was all surveyed and ready to work on this spring and they felt pretty sure of getting help from the Territory to build it since it provides a better entrance to town and so serves outsiders, but that they cannot act until the town holds a deed to the right of way for that street from the Board of National Missions. He said they, the City, had written to Mr. Tribus' office about it about a month ago, but had received no answer as yet. I asked for a copy of their letter, and said that in the meantime I would write to your office to see if you knew anything about the probable issuance of a deed at an early date.

I promised him that in case I did go to New York, or did see you elsewhere in conference that I would bring up the question of our property again. I wish something definite could be said by our Department before they bother Dr. Jackman on his spring visit again, much as I appreciate the kind help and advice that he has already given in this matter, but it does limit his time for other things when he is here.

Very sincerely yours,

Isabel Miller

Isabel Miller

AIR MAIL

Department of
REC'D
FEB 8 1949
Educational and Medical Work

February 7, 1949

Haines Common Council
Haines,
Alaska

Re: Haines, Alaska

Gentlemen:

This will acknowledge receipt of your letter of January 5th and "Map and Profile of Third Avenue from Main Street to Haines Cut-off Highway, surveyed Oct. 21, 1948 by W. Muncaster".

I am pleased to advise that the right-of-way easement requested in your letter was authorized by this Board in June 1947, and we respectfully request that you have your attorneys prepare a suitable instrument which would grant to the City the right-of-way desired. The instrument should be prepared to be executed by the Board of National Missions, through its Vice President, Walter L. Johnson, and attested by its secretary, H. N. Morse. The instrument should not contain any covenants or warranties as to title on the part of the Board, and the instrument should provide for the termination of the easement upon cessation of continuous use of the land for the purposes of right-of-way.

With regard to the drainage proposals, the Board is not in favor of Drainage Proposition No. 1, so long as Drainage Proposition No. 2 is available to the City of Haines.

We shall appreciate it if you will forward us the proposed easement agreement in duplicate, so that we may retain a copy for our files.

Yours very truly,

John M. Steinmuller
Legal Division

JMS/awm

cc Miss Gladfelter

PERPETUAL EASEMENT FOR
RIGHT-OF-WAY

THIS INDENTURE made this _____ day of _____ 1949, between BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a corporation organized by Act of the Legislature of the State of New York, and having its offices at 156 Fifth Avenue, New York 10, New York, hereinafter referred to as the GRANTOR, and the TOWN OF HAINES, a municipal corporation, organized under the laws of Alaska, hereinafter referred to as the GRANTEE,

W I T N E S S E T H:

For and in consideration of the sum of One Dollar, and the agreements herein contained to be performed by the Grantee, the Grantor does hereby grant and convey unto the Grantee for the benefit and use of the public, a perpetual right-of-way and easement under, through and on the following described land, for the use of the same as a drainage ditch and for the maintenance, installation and repair of drainage sewers, to-wit: complying with laws of the territory of Alaska underground sewage + drainage

20 feet Easement for drain across U. S. Survey 735 being 10 feet on either side of located line.

Beginning at a point 791.80 feet South and 1096.51 feet West of U. S. L. M. Number 573 at Haines, Alaska.
Said point being on the Easterly Margin of Third Avenue near the Northerly right-of-way of the Haines Cut Off Highway, thence 5.80° - SOUTH 80 55' E - 950 feet distance, thence North 80° 50' East - 300 feet distance more or less to the tide waters of Portage Cove.

TO HAVE AND TO HOLD the above described easement and right-of-way unto the Grantee in perpetuity, subject, however, to the right of the Grantor to forever hold a reversionary interest in said property if the same shall not be used for drainage purposes by the Town of Haines, Alaska or for the benefit of the public; and there is hereby reserved unto the Grantor the right to enter upon, take possession of and make unrestricted use of the above described land for any purpose at any time said property is not used for such purposes, together with the right, in such event, to terminate this easement upon the filing of a declaration of the intention to terminate in the offices of the Recorder for the Recording Precinct of Alaska in which said property is located.



A

(10 Continuity from page 1)

for any purpose at any time said property is not used as a street and thoroughfare by the public and the inhabitants of the Town of Haines, Alaska, together with the right in such event to terminate this easement upon the filing of a declaration of intention to terminate in the office of the Recorder for the Recording Precinct in Alaska in which said property is situated; and further reserving unto the successors and assigns of the grantor, all of its rights and privileges hereunder.

This conveyance is made upon the express condition that no discrimination shall be made against any person firm or corporation in the right to use said land during the term of this easement as a public street and thoroughfare.

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed by its Vice-President and by its Secretary, Walter L. Johnson and H. A. Morse, respectively, the day and year herein first above written.

BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH OF THE UNITED STATES OF AMERICA

BY_____
Vice-President

WITNESSES:

_____

By_____
Secretary

_____

STATE OF NEW YORK )
) SS.
BUROUGH OF MANHATTAN )

THIS CERTIFIES that on this _____day of _____, 1949, before me, the undersigned, a Notary Public within and for the State of New York, duly commissioned and sworn, personally appeared WALTER L. JOHNSON and H. A. MORSE to me known and known to me to be the persons who executed the foregoing instrument, and also known to me as the Vice-President and Secretary respectively of BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH OF THE UNITED STATES OF AMERICA, a corporation, and they severally acknowledged to me that they hold such offices respectively, and are authorized by the said corporation to execute the foregoing instrument as its free and voluntary act and deed, and that said instrument has been executed freely and voluntarily for and on behalf of said corporation for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

_____
Notary Public in and for the State of New York
My Commission Expires:_____

PERPETUAL EASEMENT FOR
RIGHT-OF-WAY

THIS INDENTURE Made this _____day of _____ I949, between BOARD OF NATIONAL MISSIONS OF THE PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA, a corporation organized by act of the Legislature of the State of New York, and having its offices at I56 Fifth Avenue, New York I0, New York, hereinafter referred to as the GRANTOR, and the Town of Haines, a municipal corporation, organized under the laws of Alaska, hereinafter refered to as the GRANTEE.

W I T NE S S E T H:

For and in consideration of the sum of One Dollar, and the agreements herein contained to be performed by the Grantee, the Grantor does hereby grant and convey unto the grantee for the benefit and use of the public, a perpetual right-of-way and easement, with the privilege to the public to use the same as a street and thoroughfare, all of the following described land at Haines, Alaska, to-wit:

20 feet Easement for drain across U.S. Survey 735 being I0 feet on either side of located line.

Beginning at a point 79I.80 feet South and I096.5I feet West of U. S. L. M. Number 573 at Haines, Alaska.
Said point being on the Easterly Margin of Third Avenue near the Nogtherly right-of-way of the Haines Cut Off Highway, thence South 80 - 55' E - 950 feet distance, thence North 80 - 50' East- 300 feet distance more or less to the tide waters of Portage Cove.

TO HAVE AND TO HOLD the above described easement and roght-of-way unto the Grantee in perpetuity, subject however, to the right of the Grantor to forever hold a reversionary interest in said property if the same shall not be used for street purposes by the inhabitants of the Town of Haines, Alaska, and the public; and there is hereby reserved unto the Grantor the right to enter upon, take possession of and make unrestricted use of the above described land



B

February 9, 1949

My dear Miss Miller:

This is just a note to acknowledge your letter of January 31st relative to the extension of Third Avenue.

Mr. Tribus, Mr. Steinmuller, and I had a conference yesterday about the survey which the City had sent in and it was agreed that Mr. Steinmuller would write at once to secure an accurate description of the land involved in the right-of-way so that the necessary deed could be drawn. It was also agreed that we would tell the town that the only proposition for the drainage of the new street which we could approve would be along the Haines Cut-off rather than across our property.

Incidentally, the City did not write Mr. Tribus "about a month ago" as Mr. Powell stated to you on January 31 as the letter from the City Clerk was dated January 18.

Very sincerely yours,

Katharine E. Gladfelter,
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

KEG:ah

P.S. The above was dictated before your letter of February 5th was received. On telephoning Mr. Tribus I find that a letter about the Third Avenue extension was sent to Haines yesterday. Any further steps will be held up, as you request, until we see you.

K.E.G.

CC: Mr. Tribus

March 19, 1949

Mr. Lucien Tribus
156 Fifth Avenue
New York 10, N.Y.

My dear Mr. Tribus:

I'm back in Haines now for a week already and I am trying to catch up on things before going to Presbytery at the end of next week. Among other things, I am wondering if your office sent a letter of correction on that drainage matter to the City Council here, and also may we please have our large blue print back right away, since it is the only record we have of the location of the ditch which we need so badly and which should come up for discussion very soon. If you have not had time to transfer that information to your map, perhaps we could do it on another copy of the blue print here for you.

I do not wish to seem impatient, but having spent three years trying to get someplace in this drainage matter, I would hate to miss the opportunity now for any reason.

Very sincerely yours,

(Signed) Isabel Miller

Copy for Miss Gladfelter

Department of
RECD
MAR 24
Educational and Medical Work

# NOYES OUTLINES ROAD PROJECTS FOR 1949 SEASON

Back from a two-month trip outside, Col. John R. Noyes, Commissioner of Roads for Alaska, is enthusiastic about plans for this season's work of the Alaska Road Commission.

Col. Noyes left January 19 on a trip which took him to Seattle, Portland and San Francisco, before going to Washington, D. C. The main purpose of his journey was to attend hearings of the House Committee on appropriations.

After short visits in New York City, Chicago and St. Paul, Col. Noyes went to Great Falls, Mont., where he was joined by high Army officers and others for a drive over the Alaska Highway to Fairbanks.

Mrs. Noyes, who accompanied her husband south, is in Santa Cruz, Calif., and plans to return soon.

"Plans are well advanced for doing the work for which funds now are available," said Col. Noyes today.

A. R. C. projects for 1949 are divided into four main categories.

First, there is construction of two tank farms at Valdez and Anchorage, to handle bulk asphalt.

Next, is use of this asphalt for paving. A number of contracts have been let for three sections of highway: eastward from Anchorage, eastward from Fairbanks, and from Haines to the Canadian boundary, in line with a plan to make this a through route which will greatly benefit Southeast Alaska.

Connection will be possible by means of the car ferry which Steve Homer of Haines proposes to operate.

"Successful operation of this car ferry from Tee Harbor to Haines," said Col. Noyes, "is of great importance to Juneau and all Alaska. Juneau citizens, and others, should push this enterprise.

"It would be a great calamity," continued Noyes, "if this project were allowed to fall through."

The third feature of the ARC 1949 program is extension of present systems by building new roads. These would continue the Kenai Peninsula highway, add a stretch from the Alaska Highway toward Eagle (near the Yukon border) and include construction of local farm roads and surveys of other new roads.

Among new roads is that proposed from Metlakatla to Point Walden, near Ketchikan, which would link the important Annette Island airfield with that city.

This also would require a car ferry. Assurances have been given by the Ketchikan Chamber of Commerce of its sponsorship of the car ferry if the road is built.

The fourth project is the Turnagain Arm road, which is subject to a special agreement between the A.R.C. and the Alaska Railroad. This road now is under contract for construction except for one 12-mile gap between Potter and Indian, for which additional funds are required. Request for this appropriation has been made.

Engineering of the Turnagain Arm road is being done by the Public Roads Administration, while contracts are let, under the agreement by P.R.A. and the railroad.

This road will link Anchorage and the Interior with the Kenai Peninsula and Seward, and is considered important especially in view of the proposed abandonment of that stretch of railroad.

Connection by road of Seward and Portage (at the head of Turnagain Arm) is expected to be accomplished this season under the existing contract.

AIR MAIL

March 24, 1949

Department of
REC'D
MAR
Educational and Medical Work

Re: Haines, Alaska

Haines Common Council
Haines
Alaska

Gentlemen:

Recently we wrote you regarding our requirements in connection with the granting of an easement to provide for the extension of Third Avenue south from Main Street to the Haines Cut-off Highway, wherein we advised that we preferred the adoption of Drainage Proposition No. 2, as indicated on survey made by W. Duncaster, Oct. 20-21, 1948.

We have since received information which has prompted us to reverse our stand, and we now would prefer to have Drainage Proposition No. 1. Our information indicates that the grade of the Haines Cut-off Highway has interfered with the drainage of our land, and under the circumstances Drainage Proposition No. 1 must be adopted to prevent further damage.

May we suggest that your attorney send us a draft of the easement agreement, which should be prepared to also include an easement to cover Drainage Proposition No. 1.

Yours very truly,

John M. Steinmuller

John M. Steinmuller
Legal Division

JMS/mm

cc Miss Isabel Miller, Haines, Alaska.
Miss Gladfelter

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N.Y.

AIR MAIL

March 24, 1949

Re: Haines, Alaska

Haines Common Council
Haines
Alaska

Gentlemen:

Recently we wrote you regarding our requirements in connection with the granting of an easement to provide for the extension of Third Avenue south from Main Street to the Haines Cut-off Highway, wherein we advised that we preferred the adoption of Drainage Proposition No. 2, as indicated on survey made by W. Muncaster, Oct. 20-21, 1948.

We have since received information which has prompted us to reverse our stand, and we now would prefer to have Drainage Proposition No. 1. Our information indicates that the grade of the Haines Cut-off Highway has interfered with the drainage of our land, and under the circumstances Drainage Proposition No. 1 must be adopted to prevent further damage.

May we suggest that your attorney send us a draft of the easement agreement, which should be prepared to also include an easement to cover Drainage Proposition No.1.

Yours very truly,

/s/ John M. Steinmuller
John M. Steinmuller
Legal Division

JMS/awm

cc Miss Isabel Miller, Haines, Alaska
Miss Gladfelter

March 31, 1949

My dear Miss Miller:

Two recent letters from "156" have crossed yours in the mail, one from Mr. Tribus (or Mr. Steinmuller) saying that we prefer drainage across our land rather than down the Haines Cut-Off and the other relative to Mr. Mowry's visit.

Mr. Mowry is primarily a building consultant, not a property man. It will do no harm, however, to have him talk with some of the local people and secure information for us if it is understood that his visit does not take the place of Mr. Tribus' and that he is in Alaska primarily to study building and repair problems.

Mr. Mowry could, we think, advise us on whether to make any concession on the widening of Main Street before it is paved and also on the probable cost of the paving and our share in it. Of course, we cannot commit the Board but we ordinarily try to carry our share of such costs.

If there is a reasonable prospect of work on Main Street in the near future, then you are right in thinking that the leases recently sent to you by Mr. Tribus should be held for the present since property descriptions would be changed.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

KEG:lhc

cc - Mr. Tribus

# Haines House

**Haines, Alaska**

**Owned and operated by**

**Board of National Missions**
**of the**
**Presbyterian Church in the United States of America**

**Isabel Miller, Executive**


March 25, 1949

Department of Educational and Medical Work REC'D MAR 28 1949

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Day before yesterday, Mayor Ira Powell was in to see me about Haines property problems as they relate to Haines House land.

He asked, of course, for a report my New York trip, and I asked him if he had received a second letter from Mr. Tribus regarding the drainage question. He said he thought not, but that they had asked Mr. Banfield, their lawyer, to draw up the papers for the easement without reference to the drainage appearing in them. I took it from the way he spoke that the city did not intend to ignore the question, but that reference would not appear in the deed. Do you know if Mr. Tribus has had any further correspondence about that?

His chief concern on this visit was not the plans for Third Avenue, nor the opening of our property for private sale, but the old one of widening Main Street. I think I have already written about the plans to blacktop the Haines Cut-off up to the Canadian Border, a project beginning this summer and lasting probably two years. The man in charge of that has promised the town that the Alaska Road Commission would also pave the part coming into the corporation line from the main highway, that is, from about Mile 1 to the edge of town, if the town would finance the paying of its extension on through Main Street. If that goes through, it will involve several things which Mr. Powell is trying to find out about. One of them would be the hope that we would make some concession toward the widening of the street before paving took place. He does not have the correspondence which was carried on earlier by Mr. King about that. I showed him Miss Voss' letter of June 13, 1947 which authorized the extension of Third Avenue, but refused the widening of Main Street at that time partly on the grounds that such decisions must wait until the final disposition of the part condemned by the War Department. He said that he understood that notices had just come through offering those tracts for lease, but not for sale, and that I would be able to get information on that at the Post Office. I shall try to enclose* it or send it soon, in case that still has some bearing on this case. He also said that in order to have funds to pave this street, that it would probably be necessary to form some sort of improvement organization of adjacent property owners and assess them for the cost of paving. He wishes to know what would be the attitude of our Board toward bearing our share of the costs.

I told him of the coming visit of Mr. Mowry, but that I had not been told the exact purpose of his visit, but was assuming that he would be able to listen and report back to your office concerning property matters here, and that, unless I found out differently, I would plan to have him see everyone who wished to see him. Also that I did not know if his visit would take the place of one from Mr. Tribus. I told him that I would try to see Mr. Mowry when he came through Ketchikan on the boat so as to know more about his plans for his visit here, in case they were different than what I thought. Mr. Powell would like to plan to have Mr. Banfield up here from Juneau at the same time that Mr. Mowry is here if that is possible and seems wise.

If there is a possibility that the question of the widening of Main Street will be reopened this spring, should we not hold up the writing of those leases for the Natives for a while since it would change the descriptions of the property?

Very sincerely yours,

Isabel Miller

# INTER-OFFICE CORRESPONDENCE

**BOARD OF NATIONAL MISSIONS**

**TO** Miss Goddard
**FROM** J. M. Steinmuller
**RE:** Haines, Alaska

**DATE** April 7, 1949

Thank you for your memo of April 5th and in reply thereto would advise that our legal interest in this land has been cut off by the condemnation proceedings, just as effectively as though we had sold the land by execution and delivery of a deed to the U. S. Government. Consequently there is nothing that we can do, or should do with regard to the announced plan for bids, unless the Unit decides it would be desirable to bid for a lease on any of the listed parcels.

JMS/awm

J. M. Steinmuller

Department of
REC'D
APR 8 ----
Educational and Medical Work

Mr. L. H. Tribus
Florence M. Goddard

April 5, 1949

With this we are sending you a letter just received from Miss Miller enclosing a copy of the notice from the Post Office as well as other data relating to the lease of the former Haines House property. We would appreciate it if you would look this over and let us know if there is anything we should do about it.

Florence M. Goddard

fmg/mi
Atts.

April 5, 1949

My dear Miss Miller:

In Miss Gladfelter's absence on a field trip I am acknowledging your letter of March 26 enclosing the material relating to the proposed lease of the former Haines House property.

We are referring this to Mr. Tribus and shall hold it for Miss Gladfelter to see upon her return to the office.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

fmg/mi

C O P Y :

HAINES HOUSE
Haines, Alaska

March 26, 1949

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, New York

My dear Miss Gladfelter:

I am enclosing the copy of the notice from the Post Office, as well as other data, which Mrs. Young gave me, relating to the lease of the former Haines House property. I do not know that your office is interested in this, but if so, I regret that I did not happen to notice it as soon as I got back. It was posted soon after I left in February. Mr. Fox had not noticed it either.

Mrs. Young, the past master, says there seems to be little local interest since the terms allow only a short time lease and not sale. There seems to be a possibility the Road Commission might be interested in a short time lease while they are black topping the road.

Very sincerely yours,

/s/ Isabel Miller
Isabel Miller

COPY

CORPS OF ENGINEERS, U. S. ARMY
OFFICE OF THE DISTRICT ENGINEER
ALASKA DISTRICT
Anchorage, Alaska

NOTICE

TO WHOM IT MAY CONCERN:

1. Under authority quoted in the attached "Invitation to Bid" the District Engineer, Alaska District, Anchorage, Alaska will receive and entertain bids for leasing of the Government-owned facilities known as:

a. Tract A-1 or Base Installation Oil Storage Facilties, Haines, Alaska, comprising 1.6 acres of land, the improvements constructed thereon consisting of:

1. Storage Tank No. 1 (2,500 bbls.)
2. Storage Tank No. 2 (5,100 bbls.)
3. Storage Tank No. 3 (9,200 bbls.)
4. Truck fill stand with six stems and appurtenances
5. Pipe line easement with three 6-inch unloading lines thereon from Haines Dock to the tanks.

b. Tract A-2 or Base Installation Warehouse Facilities, Haines, Alaska, comprising 25.1 acres of land and the improvements constructed thereon consisting of:

| | | |
|---|---|---|
| Bldg. No. 5 | Warehouse | 60' x300' |
| Bldg. No. 6 | Warehouse | 60' x 150' |
| Bldg. No. 7 | Warehouse | 60' x 300' |
| Bldg. No. 17 | Insp. Bldg. | 20' x 150' |
| Bldg. No. 18 | Garage | 64'x 96' |
| Bldg. No. 21 | Insp.Bldg. | 20' x 150' |
| Bldg. No. 22 | Garage | 64' x 96' |
| Bldg. No. 112 | Disp. Office | 24' x 20' |
| Bldg. No. 113 | Gas Station | 24' 20' |

2. Copies of the "Invitation to Bid" and related papers may be obtained from the Postmaster, Haines, Alaska or by writing District Engineer, Alaska District, Anchorage, Alaska, Attention: Real Estate.

3. Bids will be opened 23 March 1949 at twelve noon.

(Signed) John H. Sterling
Real Estate Director

(Posted:
March 3, 1949
Clara Carson
City Clerk)

# Haines House

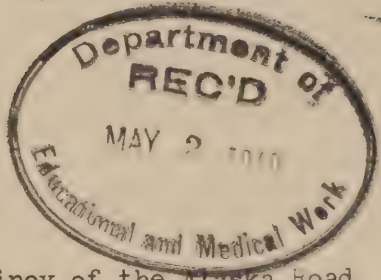
**Haines, Alaska**

**Owned and operated by**

**Board of National Missions**
**of the**
**Presbyterian Church in the United States of America**

**Isabel Miller, Executive**


April 27, 1949




Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Mr. Rainey of the Alaska Road Commission called by phone on Monday to ask if I could give permission for them to remove gravel from the old gravel pit on the Haines House property which is located on the west edge of our land just across the Highway from Plot 2A which the Government bought. I told him to come in and look at the maps with me so I could be sure just what he is talking about.

I donot see it located on the newest survey, but a photostatic copy which I have of a map made by Foley Brothers in 1943 shows it drawn in. Mr. Rainey has not yet come to our office, but I understood from his conversation that permission had been granted in the past from your office for the Road Commission, or the Army construction group, to get gravel for the road from there. I find no record of that transaction here, but I have a faint memory of hearing it mentioned once before.

If he does come in, I shall ask him to make a fresh request to your office, but if possible, I would like to know what sort of arrangement there was in the past, and what you would like for the present. I am not in the mood for granting too many concessions with out some gain in return to the Road Commission considering their lack of cooperation on our ditching, and in the matter of the Camp road. It looks as if we are going to get the ditch through the city, and I am wondering if we are to have a cash arrangement about the gravel, or if we can get some help on the Camp road which needs considerable work done on it very soon instead. I know the Camp land is not under our Department, but we do share in its use.

Very sincerely yours,

Isabel Miller

Is

Mr. L. H. Tribus
Florence L. Goddard

May 5, 1949

Attached is a copy of a letter just received from Miss Miller in regard to the removal of gravel from the old gravel pit on Laines House property. We would appreciate it if you would advise us concerning this.

Florence L. Goddard

fmc/mi
Att.

# M E M O R A N D U M

To Miss Goddard
From Lucien H. Tribus
Re Haines, Alaska

May 6, 1949

I have carefully read Miss Miller's letter to you of April 27, 1949. I am attaching hereto a copy of U. S. Survey 735.

It is my opinion that we should not enter into any oral agreement permitting Mr. Rainey of the Alaska Road Commission to remove gravel from our property. If Miss Miller favors this request, then at Mr. Rainey's expense the location of the gravel pit should be indicated on the enclosed survey and a written contract should be entered into between the Board and the Alaska Road Commission covering the excavation of gravel. The contract should express an adequate consideration and should also provide that the Board would be protected from any and all liability arising out of this operation. The contract should also provide that upon the cessation of the work the contractor would, at his own expense, fill up all the holes and level the ground.

Lucien H. Tribus

LHT/awm

May 10, 1949

My dear Miss Miller:

Your letter of April 27 relative to Mr. Rainey's verbal request over the phone that the Alaska Road Commission be permitted to remove gravel from the old gravel pit on the Haines House property was referred to Mr. Tribus who has now sent the following reply:

> "I have carefully read Miss Miller's letter to you of April 27, 1949. I am attaching hereto a copy of U. S. Survey 735.
>
> It is my opinion that we should not enter into any oral agreement permitting Mr. Rainey of the Alaska Road Commission to remove gravel from our property. If Miss Miller favors this request, then at Mr. Rainey's expense the location of the gravel pit should be indicated on the enclosed survey and a written contract should be entered into between the Board and the Alaska Road Commission covering the excavation of gravel. The contract should express an adequate consideration and should also provide that the Board would be protected from any and all liability arising out of this operation. The contract should also provide that upon the cessation of the work the contractor would, at his own expense, fill up all the holes and level the ground."

In case Mr. Rainey is interested in securing gravel under the above terms we are enclosing a copy of the survey referred to for his use. If Mr. Rainey is not interested this survey should be returned to us as soon as possible for the property files here.

Would you have any judgment as to what "adequate compensation" for the gravel would be? Any funds which we could secure could, of course, be used to help pay the Board's share of the paving assessment.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

cc: Mr. Tribus

Miss Isabel Miller
Haines House
Haines, Alaska
KEG:cl Enc.

May 10, 1949

My dear Mr. Muncaster:

Under separate cover we are sending you the three blueprints like the print which you sent us, Map showing location of improvements in U. S. Survey #735, and also three prints of the Survey of Tracts A-1 and A-2 which you requested us to secure for you. The small prints which you say you will be glad to pay for were twenty-five cents each.

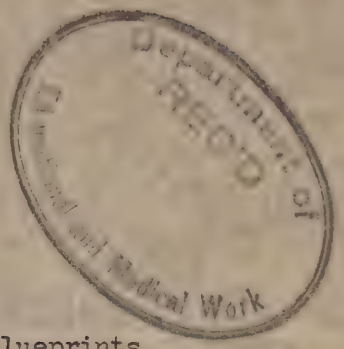
Very sincerely yours,

Florence M. Goddard
Assistant in the Department
Educational and Medical Work

Mr. W. Muncaster
Haines, Alaska

FMG:lhc

Board of National Missions
of the Presbyterian Church in the
United States of America
156 Fifth Avenue, New York 10, N.Y.




May 10, 1949

My dear Mr. Muncaster:

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Very sincerely yours,

Florence M. Goddard

Florence M. Goddard
Assistant in the Department
Educational and Medical Work

Mr. W. Muncaster
Haines, Alaska

FMG:lhc

Credited to Petty cash

Enclosed find $1.00 to pay for this service
I want to pay for the large one too
Thanks a lot

Yours truly
W. Muncaster

# Haines House

**Haines, Alaska**

**Owned and operated by**

**Board of National Missions**
**of the**
**Presbyterian Church in the United States of America**

**Isabel Miller, Executive**

May 14, 1949

Department of
REC'D
MAY 17 19[illegible]
Educational and Medical Work

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

I am enclosing a copy of the letter which I wrote to Mr. Rainey ofthe Alaska Road Commission after receiving Mr. Tribus' recommendations.

I was hopeful that there was a contract for the other time this pit was used, but apparently not. I am enclosing a sketch which I traced from a map here in the file which shows the rough outline and location of the gravel pit in relation to the Haines Cut-off and the edge of our property. This is the old map of 1943 showing the subdivisions marked off, and there must be a copy ofit in New York since this is a photostatic copy.

Apparently no stipulation was made at that time about filling in the holes since they are still there and filled with water where the children go swimming.

Another problem which Mr. Tribus could handle better on the field. I am still hoping to hear that he is coming up this spring.

Very sincerely yours,

Isabel Miller

Department of
REC'D
MAY 17
Educational and Medical Work
1949

Mr. Mayo Rainey,
Alaska Road Commission
Haines, Alaska

My dear Mr. Rainey:

After you called by phone to ask about the possibility of taking gravel from our land, I wrote to New York to ask what the arrangement was the other time this was done, and also what they would like done this time.

Their reply came yesterday saying that there would have to be a written contract with a number of stipulations. If you are still interested in the gravel, please write direct to the New York office with a copy of the letter for this office. They sent along a copy of U. S. Survey 735, and asked if you are going to write about the gravel that you trace the location ofthe pit on this map and return it. If you do not plan to write to them, please let me know so that I can return the map.

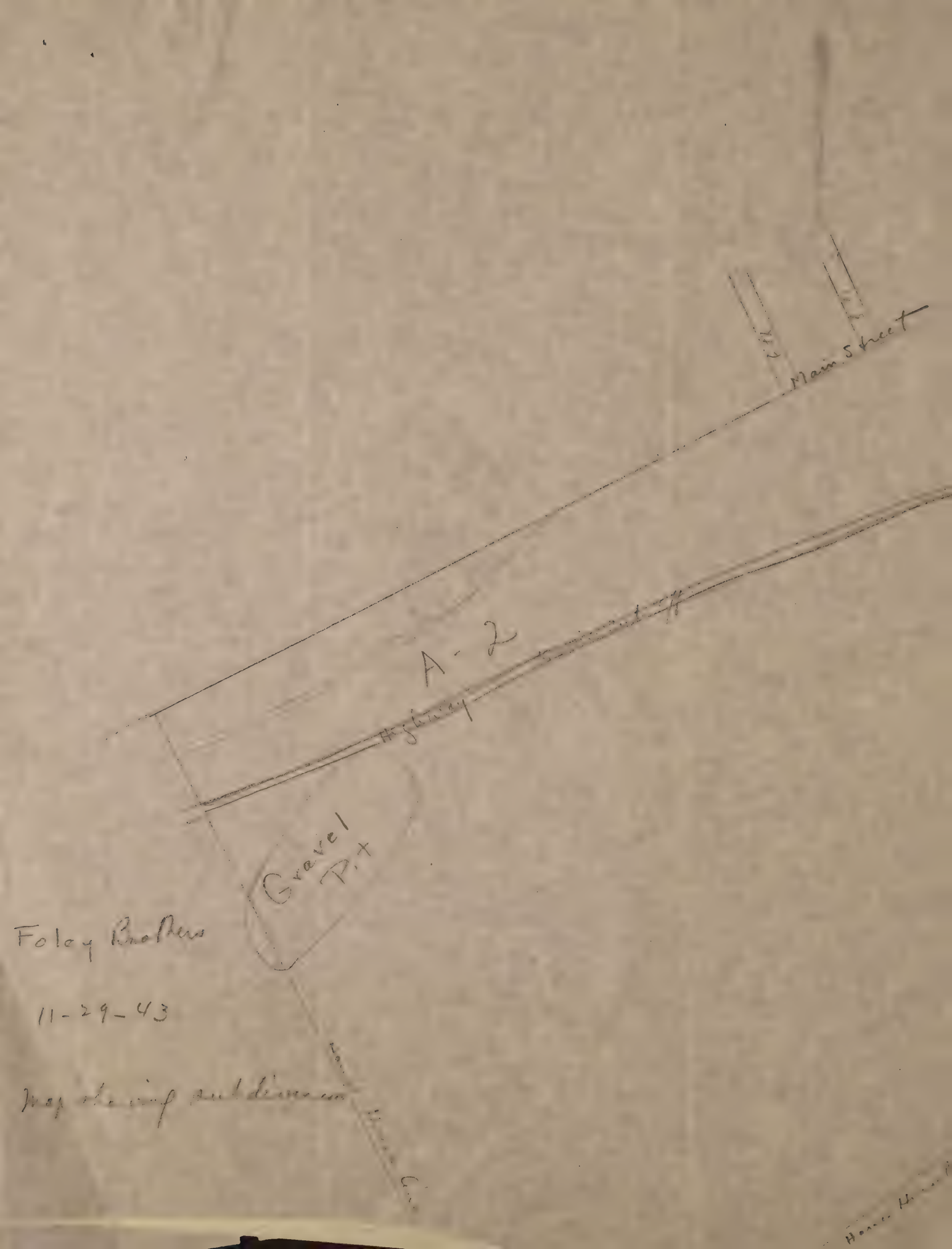
The address to which to write is:

Miss Katharine T. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

Very sincerely yours,

Isabel Miller

cc: Miss Gladfelter


Main Street
A-2
Highway
Gravel Pit
Foley Brothers
11-29-43
Map showing subdivision

Mr. Tribus
Florence M. Goddard

May 20, 1949

With this we are returning the copy of the survey of the Haines House property which was loaned to Miss Miller in connection with the recent request concerning the securing of gravel by a Mr. Rainey. Miss Miller has just written that Mr. Rainey sent word that he had made other arrangements and would, therefore, not be wanting gravel from our land, so apparently this matter is closed for the present.

Florence M. Goddard
Assistant in the Department
Educational and Medical Work

FMG:lhc
Attached.

# Haines House

Haines, Alaska

Owned and operated by

Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive


May 17, 1949

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Mr. Rainey sent word yesterday by one of the workmen in answer to the letter I wrote on Saturday about the gravel pit that they have made other arrangements and would not be wanting gravel from our land. So apparently that matter is closed for the present.

I am enclosing the map which was sent by Mr. Tribus.

Very sincerely yours,

Isabel Miller

Isabel Miller

returned to Mr. Tribus


Department of
REC'D
MAY 20
Educational and Medical Work

Please Send me Three Blue Prints
from the tract of the Print also
Three Blue Prints of Survey of tracts
A-1 & A-2 Thanking you I will be glad
to pay for

Thanks again
Yours truly
W Muncaster
Haines
Alaska

P.S. Please send for Print /

# Haines House

**Haines, Alaska**

**Owned and operated by**

**Board of National Missions**
**of the**
**Presbyterian Church in the United States of America**

**Isabel Miller, Executive**


Department of Education and Medical Work RECD

June 7, 1949

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Mr. Schnabel of the local saw mill was in to see me yesterday about some mature trees on the far edge of our land which he would like to buy. There are about 12 in the group and he would pay $3.00 a thousand board feet, log measure, which is a dollar more than he pays the government for logs. The reason for wanting these is that they are handy to his mill and could be cut as needed to keep the mill in operation when other logs are slow in arriving as they are just now with the loggers all employed by the Road Commission.

I told him that I would have to write for permission to sell trees for lumber, but that I would do it immediately. If you decide to let us make this sale, Mr. Everest or I will go to the place with him and get a more exact agreement as to what and how it is to be cut.

We are going ahead with the plans for remodeling our barn since the visit of the sanitary engineer last week, and if they meet with your approval, we shall soon be needing both rough and finished lumber for concrete forms and other construction. I thought possibly the sale of these few trees, while it would not amount to much cash, might be used toward our bill for lumber.

Very sincerely yours,

Isabel Miller

Isabel Miller

Mr. L. H. Tribus
Katharine E. Gladfelter

June 13, 1949

When Mr. Mowry was in the office last week he spoke of timber on the Haines House property which might be sold. I inquired at the time whether the Department of Agriculture had any representatives in Alaska who could mark such timber and he thought that they had.

We have now just received the attached letter from Miss Miller of Haines House relative to the possible sale of twelve trees on the far edge of our property. Since only a small number of trees are involved do you see any reason why we should not sell this timber provided a written agreement about the cutting is worked out in advance? Please return Miss Miller's letter when you reply.

Katharine E. Gladfelter

keg/mi
Att.

# INTER-OFFICE CORRESPONDENCE

BOARD OF NATIONAL MISSIONS

Department of Education and Medical Work
REC'D
JUN

TO Mr. L. H. Tribus
FROM Katharine E. Gladfelter
RE:

DATE June 13, 1949

When Mr. Mowry was in the office last week he spoke of timber on the Haines House property which might be sold. I inquired at the time whether the Department of Agriculture had any representatives in Alaska who could mark such timber and he thought that they had.

We have now just received the attached letter from Miss Miller of Haines House relative to the possible sale of twelve trees on the far edge of our property. Since only a small number of trees are involved do you see any reason why we should not sell this timber provided a written agreement about the cutting is worked out in advance? Please return Miss Miller's letter when you reply.

R.E.G.

Katharine E. Gladfelter

keg/mi
Att.

MORTGAGES & PROPERTY
RECEIVED
JUN 14 1949

For so small a number as the note indicates only a written memorandum is necessary. Sale on this basis O.K.

L.H.T.

June 16, 1949

VIA AIR MAIL

My dear Miss Miller:

We have taken up with Mr. Tribus your letter of June 7 relative to the sale of about twelve trees on the far edge of our property and he has agreed that since the number is small a written agreement is all that is necessary. We suggest therefore that you and Mr. Everest visit the place, that the trees to be cut be marked, and that a written agreement as to the cutting, price to be paid, etc. be sent us.

While I am writing about the timber I might add that Mr. Mowry mentioned when in the office last week that some of the trees on the Haines House property should be cut. He seemed to think that it might be possible to have these marked by a representative of the Department of Agriculture. Have you ever investigated this and if not, could you do so in Juneau?

It is our custom here in the States when selling timber to have the trees to be cut marked by the State Forestry Department. This has prevented wasteful cutting and has always produced a good price.

We are eager to know what you are planning for the barn and about what the cost will be. If it is not too great we can probably take care of it from the Haines Property account.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

keg/mi

Educational and Medical Work

Mr. W. Muncaster
Haines, Alaska

FMG:lhc

June 28, 1949

My dear Mr. Muncaster:

Thank you very much for your letter enclosing a dollar bill to pay for the surveys which we secured at your request. We appreciate your sending this to us.

Very sincerely yours,

Florence M. Goddard
Assistant in the Department
Educational and Medical Work

Mr. W. Muncaster
Haines, Alaska

FMG:lhc

HAINES LUMBER COMPANY

HAINES, ALASKA

July 7, 1949

Miss Isabel Miller
Haines House
Haines, Alaska

My dear Miss Miller:

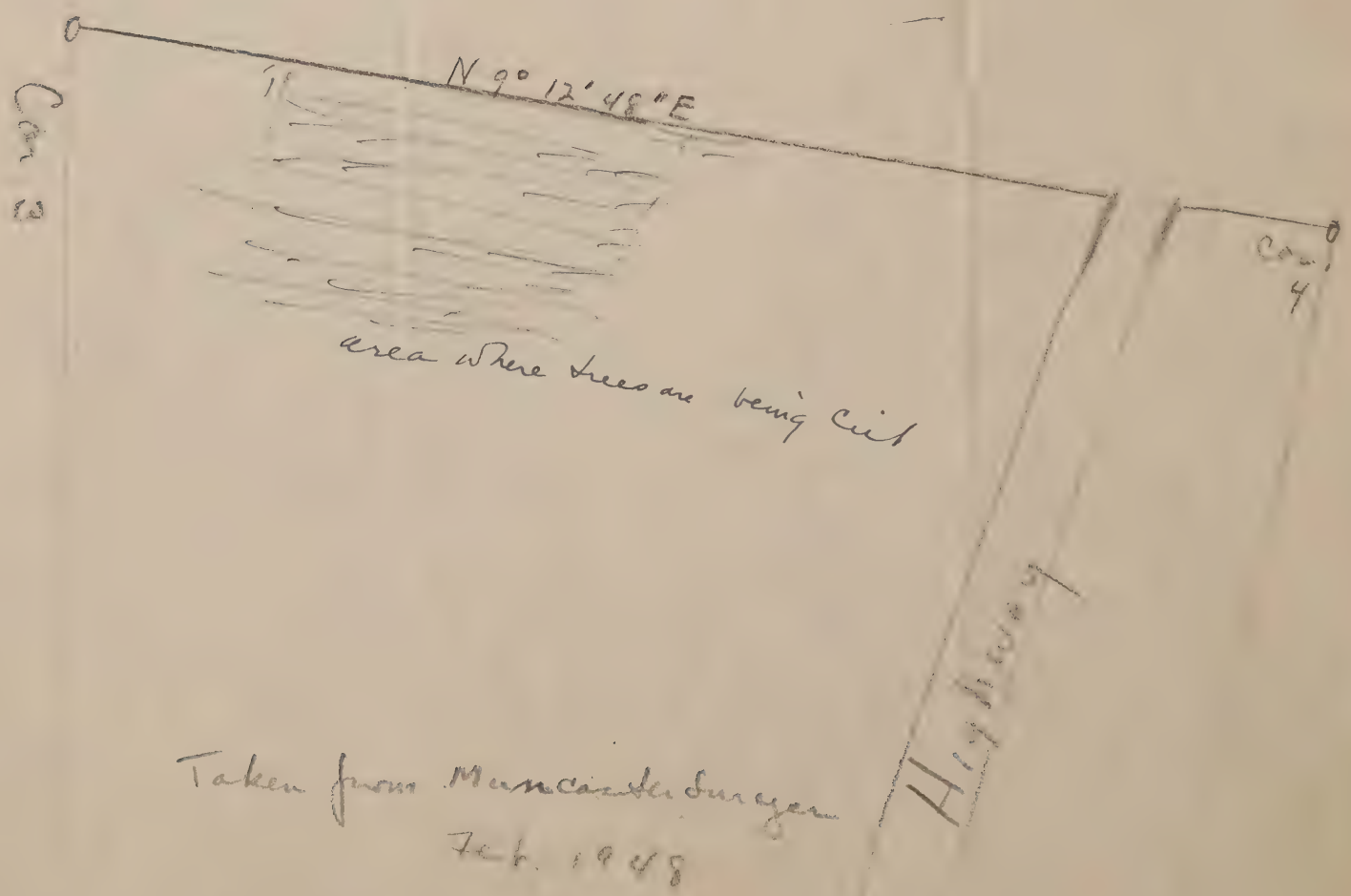
To date we have cut and removed 13 trees, totaling 8,500 bd.ft. which we agreed to purchase at $3.00 per M. making a total $25.50.

It is requested we be allowed to cut an additional 20 M. sometime this year.

Sincerely yours,

John J. Schnabel

Haines Lumber Co.



# Haines House

**Haines, Alaska**

**Owned and operated by**

**Board of National Missions**
**of the**
**Presbyterian Church in the United States of America**

**Isabel Miller, Executive**


July 2


Department of
REC'D
JUL 12 1919
Educational and Medical Work


Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

I am enclosing the statement from the Haines Lumber Co. for the trees they cut together with their request to cut 20 thousand more board feet as their business requires it. I know you will not think the price much, but it is $1.00 more per M than they pay for logs they cut on Government land. I went back up to the place where they were to cut the trees and will make a sketch of it to enclose.

Despite Mr. Lowry's comment, I think from talking with lumbermen and looking over the forest land we have that we do not have a great many trees which are large enough to market, by Alaskan standards anyway. I am sure it would not pay us to have a man come up from the Forestry Dept. in Juneau just to mark our trees, but when one is in Haines on other business. I shall ask his advice and try to get his services if possible.

As for the request of the Haines Lumber Co.. I would be glad if we could allow them to cut that much more, especially if we could put the money into lumber which we badly need and will probably have to get any way for repair jobs. I shall hold their check until I hear if we can use the money for lumber.

Very sincerely yours,

Isabel Miller

Isabel Miller

July 29, 1949

My dear Miss Miller:

We have delayed acknowledging your letter of July 9 enclosing the request from the Haines Lumber Company because we have hesitated to authorize any further cutting of the trees on our land when the trees cannot be marked and the cutting supervised. However, since only a limited number of trees are involved, apparently around thirty for 20,000 feet judging from the fact that the thirteen trees already cut totaled 8500 board feet, we have finally decided to approve cutting this additional amount.

Please send in the check already received together with any further payments to be credited to the property rentals and damage account set up for Haines House. We can draw on this for lumber for repairs any time you have a specific recommendation for us.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational & Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

keg:vl

Haines House
Haines, Alaska
Owned and operated by
Board of National Missions
of the
Presbyterian Church in the United States of America

Isabel Miller, Executive

Department of
REC'D
Educational and Medical Work

Sept. Oct. 6, 1950

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

This is to ask if you would please check with Mr. Tribus' office to see if the last letter sent in by the City Council here about the street easement was answered? I went to see about two sewers which are draining down on our land this morning, and Miss Carson, the City Clerk said their last letter, sent some time ago has not been answered.

Our men want to plow up the present pasture, that is, the section between second and third avenues, in order to plant it next year instead of our present garden spot which needs a rest after so many years of cultivation. The water from these sewers will make plowing of that land difficult, but I can see the City's point that those sewers are a part of the plan to improve Main Street. Also if the Board does have in mind to sell a strip of land in this area, it seems too bad for the men to waste their time getting that part ready to plant.

I hate to go to the City Council about the sewers since it will bring up the whole land question again, especially just now when the whole town is sensitive on the subject of increased taxes.

Very sincerely yours,

Isabel Miller

Isabel Miller

C
O
P
Y

# M E M O R A N D U M

To Miss Goddard
From J. M. Steinmuller
Re Haines, Alaska
Right-of-Way Easement September 13, 1949

On February 7, 1949 we wrote to the Haines Common Council advising it that this Board had in June 1947 authorized the granting of an easement for the extension of Third Street from Main Street to Haines Cut Off Highway, and we requested that the Council have its attorneys prepare a suitable instrument which would grant to the City the right-of-way desired. At that time we also advised the Council that the Board favored Drainage Proposition No. 2 along the northerly side of the Haines Cut Off Highway.

On March 24, 1949 we wrote to the Haines Common Council advising it that upon further examination of the circumstances, the Board had reversed its position as to the drainage proposition and now favored Drainage Proposition No. 1, which would cut across the swamp land which is located some distance north of the Haines Cut Off Highway. At that time we suggested that the Council send us a draft of the easement it requested, and further that the easement should be prepared to include Drainage Proposition No. 1.

In the middle of June 1949 we received a draft of an easement agreement covering the drainage proposition. This did not meet with our approval, and on June 16, 1949 we returned same for correction. A corrected copy of the drainage easement was received by this office on July 12th. No action has been taken on this easement up to the present time because we still did not wholeheartedly approve of its form and also because there remains no point in giving an easement agreement for drainage until the easement for the extension of Third Street has been entered into. At the present time we have a draft of the drainage easement which we have prepared, awaiting the signature by the proper Board officers. It is not intended that this instrument shall be delivered to the Haines Common Council until the easement for the extension of Third Street has been executed.

/s/ J. M. Steinmuller

Department of
REC'D
SEP 1 1949
Educational and Medical Work

# MEMORANDUM

To Miss Goddard
From J. M. Steinmuller
Re Haines, Alaska
Right-of-Way Easement

September 13, 1949

On February 7, 1949 we wrote to the Haines Common Council advising it that this Board had in June 1947 authorized the granting of an easement for the ~~expansion~~ EXTENSION of Third Street from Main Street to Haines Cut Off Highway, and we requested that the Council have its attorneys prepare a suitable instrument which would grant to the City the right-of-way desired. At that time we also advised the Council that the Board favored Drainage Proposition No. 2 along the northerly side of the Haines Cut Off Highway.

On March 24, 1949 we wrote to the Haines Common Council advising it that upon further examination of the circumstances, the Board had reversed its position as to the drainage proposition and now favored Drainage Proposition No. 1, which would cut across the swamp land which is located some distance north of the Haines Cut Off Highway. At that time we suggested that the Council send us a draft of the easement it requested, and further that the easement should be prepared to include Drainage Proposition No. 1.

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JMS/awm

J. M. Steinmuller

September 15, 1949

AIR MAIL

My dear Miss Miller:

The enclosed copy of a memo from Mr. Steinmuller will answer the question in your letter of September 6.

As you see only a drainage easement has been received and the Treasury is still waiting for the street easement. Perhaps you can explain the situation to Miss Carson so that the City Council will understand that the next move is up to the town.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

keg/mi
Enc.

Dictated by Miss Gldfelter, but si ned in h·r absence.

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

# WESTERN UNION

JOSEPH L. EGAN
PRESIDENT

.1201

SYMBOLS

DL = Day Letter
NL = Night Letter
LC = Deferred Cable
NLT = Cable Night Letter

The filing time shown in the date line on telegrams and day letters is STANDARD TIME at point of origin. Time of re... Times at point of destination

SEA162 20 DL COLLECT=HAINES ALASKA 19 1157A= 1949 SEP 19 PM 7 05

MISS KATHARINE E GALDFELTER:

293 C :156 FIFTH AVE NEWYORK 10 NY:

=CITY CLERK SENT THIRD AVENUE EASEMENT IN JUNE WITH DRAINAGE EASEMENT FORMER WAS NOT RETURNED TO HAINES MATTER URGENT

=ISABEL MILLER=

Copy to Miss Trichas

Department of REC'D SEP 20 1949 Educational and Medical Work

:156 10

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

# Haines House

**Haines, Alaska**

**Owned and operated by**

**Board of National Missions**
**of the**
**Presbyterian Church in the United States of America**

**Isabel Miller, Executive**


Department of Public Welfare
RECEIVED
SEP
Educational, Industrial, Medical Work

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Your letter regarding the 3rd Avenue assessment of September 15th arrived on [illegible] after I had sent Mr. Tribus a wire about it, hence the other wire today.

I spoke with Mr. Powell and Miss Carson both this morning and they both said that both assessments were sent in together and only one returned for correction so they assumed that the 3rd Avenue one was still in Mr. Tribus' office, and were still hoping for the O. K. and return of both of them. With winter coming on and the time of year when ditching and road work cannot be done, we are all concerned that action concerning those assessments be as speedy as possible. Already the town has had to spend part of its 3rd Avenue money on the lower, beach road in order to have at least that to take care of the increasingly heavy traffic. Lives and property continued to be endangered by the bad turn on it by the Manse.

We are selfishly interested here at Haines House in this project, too. If it will bring us the drainage we have needed for so many years and thus enable us to [illegible] more self sufficient in the matter of crops and hay. To us this is a real live issue and not just a matter of legal documents which can be delayed indefinitely! The first of October and election may bring a change of city officials, and I was so hopeful that this would be taken care of while Mr. Powell is in office so as not to waste time starting all over with new people.

Very sincerely yours,

Isabel Miller

Isabel Miller

copy for City

Mr. Tribus
Florence M. Goddard

September 21, 1949

The following telegram has just been received from Miss Isabel Miller:

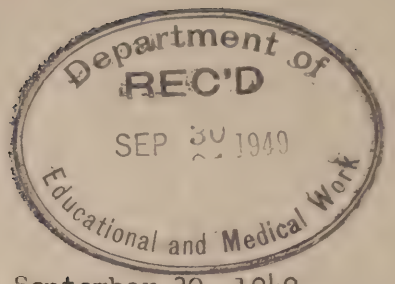
"CITY CLERK SENT THIRD AVENUE EASEMENT IN JUNE WITH DRAINAGE EASEMENT FORMER WAS NOT RETURNED TO HAINES MATTER URGENT"

We would appreciate it if you would advise us regarding this at the earliest possible moment.

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

FMG:lhc

MEMORANDUM




To Department of Educational and Medical Work
Attention Miss Gladfelter

From J. M. Steinmuller
Re Haines, Alaska

September 30, 1949

Miss Goddard has requested that this office provide you with pertinent information pertaining to the progress of the preparation of the necessary legal papers for the granting of an easement across the Board's property at Haines, Alaska, in favor of the municipality of Haines, for use as an extension of Third Avenue and a related drainage system.

Accordingly we wish to advise that in January 1949 we received from the Town of Haines a map and profile of Third Avenue from Main Street to the Haines Cut Off Highway. This is the map which was studied by you, Mr. Tribus and myself in a conference on February 7th, on which date we advised the Town of Haines to proceed with the preparation of the easement agreement for the extension of Third Avenue, and further, that the Board favored Drainage Proposition No. 2, which you will remember ran along the north side of the Haines Cut Off Highway. Subsequent word from Miss Miller indicated that the Board should prefer Drainage Proposition No. 1, which would help to drain the swamp lands which lie west of the barn and graveyard. Whereupon we wrote to the Town of Haines on March 24th, advising it that we had reversed our preference as to the drainage proposition. At this time we suggested that their attorneys send us a draft of the easement agreement providing for the extension of Third Avenue, which agreement should be prepared so as to include an easement to cover Drainage Proposition No. 1.

Under date of June 10, 1949 the Town of Haines sent us an instrument entitled "Perpetual Easement for Right-of-Way." Our examination of this instrument, which consisted of two pages, revealed that the first page referred to an easement for Drainage Proposition No. 1 and that the second page did not appear to be related to the first, in that it appeared to be part of an easement for right-of-way for street purposes. A copy of this instrument is annexed hereto and marked "A".

On June 16, 1949 we returned a copy of this instrument to the Town of Haines, drawing their attention to the fact that the two pages lacked continuity and also that there was an error in the description set forth on page 1.

On July 6, 1949 the Town of Haines wrote us advising that the corrections requested in our letter of June 16th had been made. There was enclosed with this letter an instrument which supposedly corrected the defects which were noted in our letter of June 16th. The second page of the corrected instrument was exactly the same as the second page of the original instrument. The first page of the corrected instrument was similar to the first page of the original instrument with the exception that the use of the easement for drainage purposes was changed to a use as a street and thoroughfare. The error in the description

had been corrected. A copy of the first page of the corrected instrument is annexed hereto and marked "B".

On September 13, 1949 we advised Miss Goddard of the progress to date, stating that we had still to receive a satisfactory easement agreement covering the drainage proposition and that we had not yet received any easement agreement covering the extension of Third Avenue. We also advised Miss Goddard we were not inclined to press the clearing up of the easement agreement regarding the drainage proposition because the same would be useless until the easement agreement for the extension of Third Avenue had been received and approved by us.

JMS/awm

J. M. Steinmuller

C O P Y for Subs.

MEMORANDUM

To Department of Educational and Medical Work
Attention Miss Gladfelter

From J. M. Steinmuller
Re Haines, Alaska September 30, 1949

Miss Goddard has requested that this office provide you with pertinent information pertaining to the progress of the preparation of the necessary legal papers for the granting of an easement across the Board's property at Haines, Alaska, in favor of the municipality of Haines, for use as extension of Third Avenue and a related drainage system.

Accordingly we wish to advise that in January 1949 we received from the Town of Haines a map and profile of Third Avenue from Main Street to the Haines Cut Off Highway. This is the map which was studied by you, Mr. Tribus and myself in a conference on February 7th, on which date we advised the Town of Haines to proceed with the preparation of the easement agreement for the extension of Third Avenue, and further, that the Board favored Drainage Proposition No. 2, which you will remember ran along the north side of the Haines Cut off Highway. Subsequent word from Miss Miller indicated that the Board should prefer Drainage Proposition No. 1, which would help to drain the swamp lands which lie west of the barn and graveyard. Whereupon we wrote to the Town of Haines on March 24th. advising it that we had reversed our preference as to the drainage proposition. At this time we suggested that their attorneys send us a draft of the easement agreement providing for the extension of Third Avenue, which agreement should be prepared so as to include an easement to cover Drainage Proposition No. 1.

Under date of June 10, 1949 the Town of Haines sent us an instrument entitled "Perpetual Easement for Right-of-Way". Our examination of this instrument, which consisted of two pages, revealed that the first page referred to an easement for Drainage Proposition No. 1 and that the second page did not appear to be related to the first, in that it appeared to be part of an easement for right-of-way for street purposes. A copy of this instrument is annexed hereto and marked "A".

On June 16, 1949 we returned a copy of this instrument to the Town od Haines, drawing their attention to the fact that the two pages lacked continuity and also that there was an error in the description set forth on page 1.

On July 6, 1949 the Town of Haines wrote us advising that the corrections requested in our letter of June 16th had been made. There was enclosed with this letter an instrument which supposedly corrected the defects which were noted in our letter of June 16th. The second page of the corrected instrument was exactly the same as the second page of the original instrument. The first page of the corrected instrument was similar to the first page of the original instrument with the exception that the use of the easement for drainage purposes was changed to a use as a street and thoroughfare. The error in the description

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had been corrected. A copy of the first page of the corrected instrument is annexed hereto and marked "B".

On September 13, 1949 we advised Miss Goddard of the progress to date, stating that we had still to receive a satisfactory easement agreement covering the drainage proposition and that we had not yet received any easement agreement covering the extension of Third Avenue. We also advised Miss Goddard we were not inclined to press the clearing up of the easement agreement regarding the drainage proposition because the same would be useless until the easement agreement for the extension of Third Avenue had been received and approved by us.

JMS/awm J. M. Steinmuller

October 7, 1949

My dear Miss Gladfelter:

Here is the Property Appraisal for Haines House prepared by Felix J. Toner which, I believe, is what you want.

We all enjoyed your newsy letter telling of your trip as far as Juneau and are glad that you had such good weather. Here's hoping it continues.

I won't take time to write more as it is Friday afternoon and you know what that means.

Best wishes from us all.

Very sincerely yours,

Florence M. Goddard
Assistant, Department of
Educational and Medical Work

Miss Katharine E. Gladfelter
c/o Sheldon Jackson Junior College
Sitka, Alaska

FMG:lhc
enc.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

ACSAP

Juneau, Alaska

October 25, 1949

Miss Katharine E. Gladfelter,
Secretary, Department of Educational and Medical Work,
Board of National Missions of the Presbyterian Church in the USA,
156 Fifth Avenue,
New York 10, New York.

My dear Miss Gladfelter:

I am in receipt of your letter of October 24, 1949 regarding the exchange of property at Haines, Alaska, for which I wish to thank you.

I have forwarded your letter to Headquarters, Alaska Communication System, Seattle, Washington, recommending that they take all possible expeditious action possible to effect the exchange. Inasmuch as they are now effecting the necessary liaison in this matter, I request that any further correspondence which you may have in this matter be directed to Commanding Officer, Alaska Communication System, 550 Federal Office Building, Seattle 4, Washington.

It was certainly a pleasure meeting you on your recent visit to Juneau, and I again desire to express my sincere appreciation for the time and effort which you have expended in this matter.

Sincerely,

SVEND C. HANSEN,
Captain, Signal Corps,
Sector Commander.

IN REPLY REFER TO:

FOR VICTORY BUY UNITED STATES WAR BONDS AND STAMPS

ARMY SERVICE FORCES

ALASKA COMMUNICATION SYSTEM, SIGNAL CORPS ACSMP

Juneau, Alaska

October 25, 1949

Miss Katharine E. Gladfelter,
Secretary, Department of Educational and Medical Work,
Board of National Missions of the Presbyterian Church in the USA,
156 Fifth Avenue,
New York 10, New York.

My dear Miss Gladfelter:

I am in receipt of your letter of October 24, 1949 regarding the exchange of property at Haines, Alaska, for which I wish to thank you.

I have forwarded your letter to Headquarters, Alaska Communication System, Seattle, Washington, recommending that they take all possible expeditious action possible to effect the exchange. Inasmuch as they are now effecting the necessary liaison in this matter, I request that any further correspondence which you may have in this matter be directed to Commanding Officer, Alaska Communication System, 550 Federal Office Building, Seattle 4, Washington.

It was certainly a pleasure meeting you on your recent visit to Juneau, and I again desire to express my sincere appreciation for the time and effort which you have expended in this matter.

Sincerely,

Svend C. Hansen

SVEND C. HANSEN,
Captain, Signal Corps,
Sector Commander.

Department of REC'D NOV Educational and Medical Work

I got two copies of this so perhaps one would for your office. S. C. H.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

ACSMP

Juneau, Alaska

26 October 1949

Department of
REC'D
NOV 7
Educational and Medical Work

Miss Isabel Miller,
Haines House,
Haines, Alaska.

My dear Miss Miller:

I am in receipt of Miss Gladfelter's letter of October 24, 1949 and your note of the same date regarding the exchange of property at Haines, Alaska, for which I wish to thank you.

I have forwarded Miss Gladfelter's letter to Headquarters, Alaska Communication System, Seattle, Washington, recommending that they take all possible expeditious action possible to effect the exchange. Any further correspondence you may have in this matter should therefore be directed to Commanding Officer, Alaska Communication System, 550 Federal Office Building, Seattle 4, Washington.

It was a pleasure seeing you again during your visit here, and I again desire to express my sincere appreciation for the time and effort which you have expended in this matter.

Sincerely,

SVEND C. HANSEN,
Captain, Signal Corps,
Sector Commander.

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30 Mile
Haines, Alaska
October 29 -1949

Mr. Lucien H. Trihus
156 Fifth Ave.
N. Y. City

Room 804

Dear Sir:

On your recent visit to Haines you asked me to submit a bid on the survey of six Lots to be 52.50 by 100.00 ft. on the south side of Main St. between 2nd and 3rd Ave. of Haines, Alaska. And to write a mete and bound description of each lot. Said property being in U. S. Survey No. 735.

Each cor to be 1½" x36" galv. pipe driven flush with ground with guard stake for marker.

My price for this job will be $300.00.

Your truly

/s/ W. Muncaster
30 Mile
Haines,Alaska

P. S. If you wish this job done
please send me the tracing of the Mission property and
I will bring it up to date.

Miss Gladfelter, our executive, and Mr. Tri s, who's in charge of real estate for the Board, were he t week. They took care of a number of matters, and issued the enclosed statement regarding the sale of lots. Miss Gladfelter asked that I send you one of these. You will be on their list for notice when the lots are ready for sale, I am sure, too.

I wish you knew for sure so you really could come to Salem, but it would certainly welcome your family to the community, whenever you do. I hope Mr. Coleman is feeling better now, and that you all have a good fall there in Irvine without earthquakes or other disasters. Snow is coming further and further down the mountains (even the high ones here in Salem last Tuesday) and after last winter, no one welcomes it much except the children. We are doing [illegible] our foundation repairs on our church and hoping that the freezing weather holds off until the concrete is all poured.

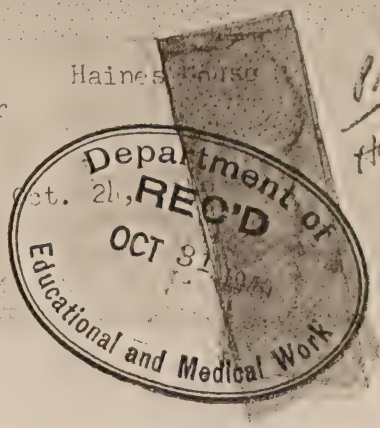
We are very much in need of a kitchen supervisor here at Friends Home in case you know of anyone who would like to give a most essential service to [illegible] fifty healthy eaters. Maybe you have one you would like to have for a lot! Some folks are getting funny ideas of what might be acceptable instead of cash for a piece of our land. I sure wish we might have better trade-in possibilities than some! A nurse and a doctor are needed, too, also a good maintenance man.

With sincere good wishes from,

Isabel Miller

Haines House

Copy for Miss Gladfelter




Oct. 2[illegible]

Mr. and Mrs. Robert Coleman
1014 No. 3rd
Tacoma 3, Washington

My dear Mr. and Mrs. Coleman:

Miss Gladfelter, our executive, and Mr. Tribus, who is in charge of real estate for the Board, were here last week. They took care of a number of property matters, and issued the enclosed statement regarding the sale of lots. Miss Gladfelter asked that I send you one of them. You will be on their list for notice when the lots are ready for sale, I am sure, too.

I wish your plans would develop so you really could come to Haines, for we would certainly welcome your family into the community, newspaper or not. I hope Mr. Coleman is feeling better now, and that you are having a good fall there in Tacoma without earthquakes or other disasters. Snow is coming further and fruther down the mountains (even one light snow here in Haines last Tuesday) and after last winter, no one welcomes it much except the children. We are doing major foundation repairs on our church and hoping that the freezing weather holds off until the concrete is all poured.

We are very badly in need of a kitchen supervisor here at Haines House in case you know of anyone who would like to give a most essential service to about fifty hearty eaters. Maybe you have one you would like to swop for a lot! Some folks are getting fancy ideas of what might be acceptable instead of cash for a piece of our land. A cook might have better trade in possibilities than some! A nurse and a doctor are needed, too, also a good maintenance man.

With sincere good wishes from,

Isabel Miller

# Haines House

**Haines, Alaska**

**Owned and operated by**

**Board of National Missions**
**of the**
**Presbyterian Church in the United States of America**

**Isabel Miller, Executive**


October 24, 1949

Captain Sven Hansen
Alaska Communications Service
Juneau, Alaska

My dear Captain Hansen:

This is to put into writing the verbal suggestions made in your office on October 24th relative to the new ACS installation at Haines, Alaska, namely:

1. That Fifth Avenue be extended through from Main Street to the Haines Cut-Off, the Board of National Missions of the Presbyterian Church in the U. S. A. and the Army to deed the necessary rights of way across their present holdings to the City of Haines.

2. That in order to provide a combination office and quarters site on Main Street which would be easily accessible, the Board of National Missions and the Army exchange the following properties:

   a. The Board to deed to the Army a plot on the South side of Main Street on the West side of the proposed extension of Fifth Avenue to the Haines Cut-Off, this plot to face 125 feet on Main Street and to extend back approximately 300 feet to the Northerly line of the Army's holdings. *

   b. The Army to deed to the Board the plot lying along the Haines Cut-Off and East of the proposed extension of Fifth Avenue from Main Street to the Cut-Off.*

   * See enclosed tracing taken from "Map Showing Location of Improvements in U. S. Survey No. 735 - Presbyterian Mission Reserve, as surveyed by W. Lancaster, March, 1948." Scale: 1" equals 100' (Warehouse sketched in approximately.)

It is understood that the deeding of Board owned property would require formal action by the Board of National Missions. If, on further consideration, you believe the two suggestions would be acceptable to the Army, I shall be glad to consult the Executive Officers of our Board and, if they concur as I believe they would, seek Board approval at the next regular meeting in December.

My office address for your reply is:

156 Fifth Avenue
New York 10, N. Y.

Very sincerely yours,

Katharine M. Oldfelder
Secretary, Department of
Educational and Medical Work

KMO: ik
Dictated by Miss Oldfelder
but signed in her absence.

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HAINES HOUSE
Haines, Alaska

October 24, 1949

Captain Sven Hansen
Alaska Communications Service
Juneau, Alaska

My dear Captain Hansen:

This is to put into writing the verbal suggestions made in your office on October 20th relative to the new ACS installation at Haines, Alaska, namely:

1. That Fifth Avenue be extended through from Main Street to the Haines Cut-Off, the Board of National Missions of the Presbyterian Church in the U.S.A. and the Army to deed the necessary rights of way across their present holdings to the City of Haines.

2. That in order to provide a combination office and quarters site on Main Street which would be easily accessible, the Board of National Missions and the Army exchange the following properties:

   a. The Board to deed to the Army a plot on the South side of Main Street on the West side of the proposed extension of Fifth Avenue to the Haines Cut-Off, this plot to face 125 feet on Main Street and to extend back approximately 300 feet to the Northerly line of the Army's holdings.*

   b. The Army to deed to the Board the plot lying along the Haines Cut-Off and East of the proposed extension of Fifth Avenue from Main Street to the Cut-Off.*

   * See enclosed tracing taken from "Map Showing Location of Improvements in U. S. Survey No. 735 - Presbyterian Mission Reserve, as surveyed by W. Muncaster, March, 1948." Scale: 1" equals 100' (Warehouse sketched in approximately).

It is understood that the deeding of Board owned property would require formal action by the Board of National Missions. If, on further consideration, you believe the two suggestions would be acceptable to the Army, I shall be glad to consult the Executive Officers of our Board and, if they concur as I believe they would, seek Board approval at the next regular meeting in December.

My office address for your reply is:

156 Fifth Avenue
New York 10, N.Y.

Very sincerely yours,

KEG:im
Dictated by Miss Gladfelter
but signed in her absence

Katharine E. Gladfelter,
Secretary, Department of
Educational and Medical Work

October 24, 1949

Captain Sven Hansen
Alaska Communications Service
Juneau, Alaska

My dear Captain Hansen:

Miss Gladfelter's draft of her letter to you arrived this morning and at her request I have typed up the copies you requested.

I am sorry that in my hurry to get them off on today's plane, I have time for only four of the sketches, but I know your office can do them better anyway. I had to borrow a map showing the warehouse from Sargent Johnson since I could find none in our files, but I do believe it is there now!

Very sincerely yours,

Isabel Miller

# Haines House

**Haines, Alaska**

**Owned and operated by**

**Board of National Missions**
**of the**
**Presbyterian Church in the United States of America**

**Isabel Miller, Executive**

October 24, 1949

Miss Katharine E. Gladfelter
156 Fifth Avenue
New York 10, N. Y.

My dear Miss Gladfelter:

Your rough draft of the Captain Hansen letter arrived this morning. This afternoon I typed it up as is shown by the enclosed copies, and Miss Fisher took the set at five for Captain Hansen which I mailed to him already today with copies of the enclosed sketches. Since I had to go to Sargent Johnson for a map showing the warehouse, I gave him a copy unofficially. He feels as I do that this would be a fine solution, if only official red tape doesn't foul up the deal.

I shall not spread abroad this possible solution, but I shall be very eager to hear about its development.

Very sincerely yours,

Isabel Miller

Isabel Miller

Department of
REC'D
OCT 27
Educational and Medical Work

# MEMORANDUM

TO: Mr. Tribus

DATE: November 1, 1949

FROM: Miss Gladfelter

Just before we said goodbye in Juneau on October 20 I mentioned a conference which Miss Miller and I had had that morning with Captain Hansen of the ACS.

Captain Hansen was obviously greatly disappointed and considerably disconcerted to find that the proposed plan for the purchase of a frontage on Main Street by some of the citizens, with the understanding that this would be turned over to the ACS, had not gone through. As we discussed the matter Miss Miller wondered whether there could be an exchange of property and after consulting the maps I proposed that the Board exchange a lot on Main Street for a tract facing on the Haines cut-off which would straighten out the Board's holdings between Forth and Fifth Avenues. The latter tract is probably less valuable at the present time but would be useful for residences later should Haines develop.

Captain Hansen was not sure at first whether Army red tape would permit such an exchange but became more enthusiastic the more we talked. At his request therefore I put the proposal in writing so that he could take it up through Army channels.

I am now attaching a copy of my letter to Captain Hansen together with a copy of the map which Miss Miller worked out.

Katharine E. Gladfelter,
Secretary, Department of
Educational and Medical Work

KEG:jw
Atts. 2

November 1, 1949

My dear Miss Miller:

This is just a note to acknowledge your letter of October 24 sending copies of my letter to Captain Hansen about the ACS property and also your sketches showing the locations of the two plots which we are proposing exchanging. Needless to say we too shall await Captain Hansen's reply with interest.

Very sincerely yours,

Katharine E. Gladfelter,
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

KEG:jw

# INTER-OFFICE CORRESPONDENCE

**BOARD OF NATIONAL MISSIONS**

**TO** Miss Gladfelter
**FROM** L. H. Tribus
**RE:** Haines, Alaska

**DATE** November 7, 1949

Attached please find letter dated Oct. 29, 1949 from W. Muncaster. Please return same with your approval or comments.

LHT

awm

L. H. Tribus

Department of
REC'D
NOV 8 1949
Educational and Medical Work

Miss Gladfelter
Please ask Owen my name
9 days O.K. on Klukwan &
Technical duties and O.K.
We'll have to charge to
the Prop. account.
H.G.G.

November 9, 1949

Commanding Officer
Alaska Communication System
550 Federal Office Building
Seattle 4, Washington

My dear Sir:

This is to follow up a communication of October 26 from Captain Svend C. Hansen, Sector Commander, Alaska Communication System, relative to my letter of October 24 about an exchange of property in Haines, Alaska which he has forwarded to you.

If you are prepared to consider our proposal full information should be in our hands by December 1 for action by the Board at its December meeting. Since the Board does not meet monthly the next dates on which action could be secured will fall in February and in April.

If the exchange should be acceptable we would provide a description by a licensed surveyor of the property we would deed and would expect to be supplied with a similar description with respect to the property we would receive in exchange.

Very sincerely yours,

Katharine E. Cladfelter
Secretary, Department of
Educational and Medical Work

keg/mi
cc: Miss Isobel Miller
Capt. Svend C. Hansen

November 9, 1949

AIR MAIL

Captain Svend C. Hansen
Alaska Communication System
Juneau, Alaska

My dear Captain Hansen:

The enclosed copy of our letter to the Commanding Officer, Alaska Communication System, in Seattle will serve to acknowledge your letter of October 25th relative to the proposed exchange of property in Haines, Alaska.

It seemed wise to write relative to dates in case action could be expedited sufficiently in order to secure Board approval at the December meeting.

Very sincerely yours,

Katharine E. Claffelter
Secretary, Department of
Educational and Medical Work

keg/mi
Enc.
cc: Miss Miller

Mr. Tribus
Florence M. Goddard

November 10, 1949

This will reply to your memo of November 7 enclosing the Muncaster estimate of $300 for surveying the six lots on the south side of Main Street between Second and Third Avenues at Haines, Alaska. If the technical details are satisfactory, I am ready to authorize the acceptance of this bid and you may, therefore, tell him to go ahead with the work. Please ask Mr. Muncaster to send the bill to this office and we shall take care of it. We are returning Mr. Muncaster's letter.

Katharine E. Gladfelter,
Secretary, Department of
Educational and Medical Work

KEG:lhc

Department of Educational & Medical Work

November 20, 1949

Other Property Matters

Haines House, Haines, Alaska

It is recommended:

THAT in order to provide Main Street frontage for the office which will be part of the new installations which the Alaska Communication System (operated by the U. S. Army) plans to erect in Haines, Alaska, the Board deed to the U. S. Government a tract of land described below extending approximately 125 feet along Main Street and approximately 300 feet along the west side of the proposed extension of Fifth Avenue to the northerly line of the Army's property, provided the Government will deed to the Board in exchange the plot approximately 240 feet by 300 ft. now USED by the Army, east of the proposed extension of Fifth Avenue, which will be more useful to the Mission and serve to straighten the line of the Board's holdings. This exchange to be subject to descriptions from an accurate survey of both plots to be made at a later date, and that the proper officers of the Board be and hereby are authorized to execute the necessary papers.

MEMORANDUM TO THE CABINET OF THE DIVISION OF MISSIONARY OPERATION

From: Department of Educational & Medical Work

Date: November 28, 1949

Category: Other Property Matters

Project: Haines House, Haines, Alaska

It is recommended:

THAT in order to provide Main Street frontage for the office which will be part of the new installations which the Alaska Communication System (operated by the U. S. Army) plans to erect in Haines, Alaska, the Board deed to the U. S. Government a tract of land described below extending approximately 125 feet along Main Street and approximately 300 feet along the west side of the proposed extension of Fifth Avenue to the northerly line of the Army's property, provided the Government will deed to the Board in exchange the plot approximately 240 feet by 300 ft. now USED by the Army, east of the proposed extension of Fifth Avenue, which will be more useful to the Mission and serve to straighten the line of the Board's holdings. This exchange to be subject to descriptions from an accurate survey of both plots to be made at a later date, and that the proper officers of the Board be and hereby are authorized to execute the necessary papers.

USED

Approved 11/29/49 - [illegible]

Cabinet Action:

Sec. _____ Date _____

IN REPLY REFER TO

~~ARMY SERVICE FORCES~~

ALASKA COMMUNICATION SYSTEM, SIGNAL CORPS

SEATTLE 4, WASHINGTON

FOR VICTORY BUY UNITED STATES WAR BONDS AND STAMPS

ACSEC

600.1 AIR MAIL

29 November 1949

Department of REC'D DEC 1 Educational and Medical Work

Board of National Missions
Of the Presbyterian Church in the
United States of America
156 Fifth Avenue
New York 10, N. Y.

ATTN: Miss Katharine E. Gladfelter

Gentlemen:

Reference is invited to your letter to Captain Sven Hansen of this Headquarters, dated 24 October 1949, subject: "Exchange of Property at Haines, Alaska".

Your proposal as outlined in subject letter has been tentatively approved by this office and concurred in by the Office of the Chief Signal Officer, Washington, D. C. However in order that this matter can be submitted by the Chief Signal Officer to the Director of Logistics for action, it will be necessary to have a formal proposal by the members of the Board of National Missions.

Location of new construction for the Alaska Communication System at Haines, Alaska, is being held in abeyance pending outcome of exchange of subject property. Therefore, it is desired this matter be considered by the Board of National Missions at their December meeting.

Very truly yours,

JOYCE B. JAMES
Major, Signal Corps
Executive

x Day letter

December 5, 1949

Major Joyce B. James
Alaska Communication System, Signal Corps
Seattle 4 Washington

LETTER NOVEMBER 29 RELATIVE HAINES PROPERTY RECEIVED. WILL OUR BOARDS DEED OF LAND AND RECEIPT OF LAND IN EXCHANGE BE A TRANSACTION WITH THE ARMY OR U. S. GOVERNMENT? EXACT INFORMATION NEEDED FOR BOARD ACTION DECEMBER 8. PLEASE WIRE.

KEG:cl KATHARINE E. GLADFELTER

CLASS OF SERVICE

This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

# WESTERN UNION

JOSEPH L. EGAN
PRESIDENT

1201

SYMBOLS

| |
|---|
| DL = Day Letter |
| NL = Night Letter |
| LC = Deferred Cable |
| NLT = Cable Night Letter |
| Ship Radiogram |

The filing time shown in the date line on telegrams and day letters is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination

.SEA270 NL PD=SEATTLE WASH 5= 1949 DEC 5 PM 9 58

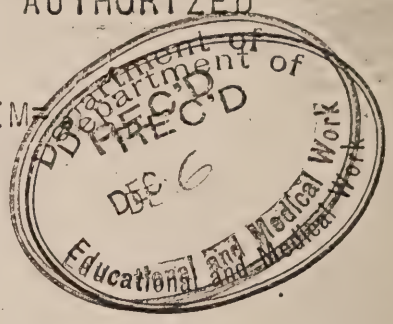
=KATHARINE E GLADFELTER=

=156 FIFTH AVE BOARD OF NATIONAL MISSIONS

PRESBYTERIAN CHURCH NYK=

YOUR MESSAGE FIVE DECEMBER REFERENCE EXCHANGE LAND AT HAINES WILL BE WITH US OF AMERICA. SECRETARY OF ARMY OR HIS DESIGNATED REPRESENTATIVE IS AGENCY AUTHORIZED TO NEGOTIATE EXCHANGE FOR US OF AMERICA=

=ANDREWS ALASKA COMMUNICATION SYSTEM=




THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

December 8, 1949

My dear Miss Miller:

The enclosed copy of our letter to Major James is self-explanatory and we are asking Mr. Tribus to secure from Mr. Muncaster the required survey of the plot which the Board will deed to the Government.

Since things seem to be moving in these property matters, we see no reason why it would not be all right for you to tell any interested people of the Board's action.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

Miss Isabel Miller
Haines House
Haines, Alaska

KEG:lhc
Enc.

December 8, 1949

Major Joyce B. James
Alaska Communication System, Signal Corps
Seattle 4, Washington

My dear Major James:

This is to notify you that upon recommendation of this Department the Board at its meeting today took the following action in regard to the proposed exchange of land at Haines, Alaska:

> "THAT in order to provide Main Street frontage for the office which will be part of the new installations which the Alaska Communication System (operated by the U. S. Army) plans to erect in Haines, Alaska, the Board deed to the U. S. Government a tract of land described below extending approximately 125 feet along Main Street and approximately 300 feet along the west side of the proposed extension of Fifth Avenue to the northerly line of the Army's property, provided the Government will deed to the Board in exchange the plot approximately 240 feet by 300 feet now used by the Army, east of the proposed extension of Fifth Avenue, which will be more useful to the Mission and serve to straighten the line of the Board's holdings. This exchange to be subject to descriptions from an accurate survey of both plots to be made at a later date, and that the proper officers of the Board be and hereby are authorized to execute the necessary papers."

We trust the above action will meet the requirements of the Government. If the exchange is approved by the proper Government office, then we will provide immediately the necessary survey of the tract which the Board is prepared to deed. To save time, we are, in view of the favorable considerations to date by the Signal Corps, arranging for this survey.

Very sincerely yours,

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:lhc

cc: Miss Isabel Miller
Mr. Tribus

Mr. Tribus
Katharine E. Gladfelter
Exchange of Property - Haines, Alaska

December 8, 1949

The attached is a copy of the letter we are sending to Major James in regard to the Haines property. Since you have been dealing with Mr. Muncaster, we suggest that you request him to provide in consultation with Miss Miller, the required survey of the plot we are to deed to the Government. Attached is a copy of the sketch of this property which you can send to Mr. Muncaster. Please let us have for our information a copy of your letter to Mr. Muncaster and also send a copy to Miss Miller.

Katharine E. Gladfelter
Secretary, Department of
Educational and Medical Work

KEG:lhc
Attached.

P W P
Haines

December 20, 1949

My dear Mr. Coleman:

We have received your letter of November 30th stating your continuing interest in purchasing property in Haines and in reply are enclosing a copy of the statement which Mr. Tribus and I handed to others who are similarly interested when we were in Haines in October. Miss Miller had several copies of the statement and, I believe, enclosed one in her letter to you.

If you have any further questions after reading the statement we shall be glad to have you write us again.

Very sincerely yours,

Katharine E. Cladfelter
Secretary, Department of
Educational and Medical Work

Mr. Robert C. Coleman
1014 North Third
Tacoma 3, Washington

keg/mi
cc: Miss Miller
Enc.

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TO WHOM IT MAY CONCERN:

Arrangements will be made in the immediate future for the subdivision of a strip of land between 2nd and 3rd Avenues, on the Southerly side of Main Street into plots of approximately 50' x 100' each.

These plots will then be placed on the market for sale at the best prices obtainable. All offers to purchase must be in writing addressed to Board of National Missions of the Presbyterian Church in the United States of America, 156 Fifth Avenue., New York City, Attention Mr. Lucien H. Tribus. No offer shall be deemed to be accepted until a written contract on the form provided by the Board has been signed by all parties to the contract. Time payments will not be considered. The full purchase price to be paid on delivery of the deed. Each deed will be on the form regularly used by the Board and may contain clauses forbidding the sale, manufacture, or distribution of alcoholic beverages, or the use of the premises for immoral purposes. All expenses involved in the transaction including but not limited to examination of title are to be paid by the purchaser.

By Lucien H. Tribus
General Counsel
Board of National Missions of the
Presbyterian Church in the U.S.A.

Department of
REC'D
DEC 7 1949
Educational and Medical Work

1014 No. 3rd
Tacoma 3, Wash.
Nov. 30, 1949

Miss Katherine Gladfelter
Educational and Med. Div,,
156 5th Ave., New York City

Dear Miss Gladfelter:

About a month ago I received a letter from Isobel Miller of Haines House, Haines, Alaska, telling me that the Board of Missions had decided to sell some of their property at Haines to private individuals. Unfortunately, this letter was misplaced and lost after only a brief perusal. So I am not entirely certain as to the contents now. It seems that Miss Miller mentioned that inasmuch as I had requested the purchase of a lot in this property over two years ago that I would probably be notified from your office of its availability.

I have been hoping Miss Miller's letter would turn up again, but as it has not I am writing you to let you know that I am still in the market for a lot in Haines. I am still hopeful of starting a weekly newspaper there as soon as developments warrant.

Do you have a plat of the property you are now placing on the market? I should need something of the sort to designate my choice of location. All I have now is a plat of the townsite of Haines made quite a number of years ago. I would also like to know the approximate value you are placing on these lots, and of course, the size of the lots.

I shall appreciate greatly your sending me all the information necessary to the purchase of these lots so that I may know how to proceed further.

Sincerely,

Robert C. Coleman